

## **MENOMONIE PLAN COMMISSION**

A regular meeting of the Menomonie Plan Commission was called to order at 7:00 p.m. on February 28, 2005 in the City Hall Council Chambers by Chairman Peltier. Other members present included Beety, Carlson, Kell, and Kregness. Also present were Eide, Miller, Sander, Jones, Schofield, Dahl, and Prange. Members of the public included Fedderly, Larry/Laurel Madsen, Gerrard and Buss. A motion was made by Beety, seconded by Kregness to approve the minutes of the January 24, 2005 meeting. Motion carried.

The public works director, Randy Eide, presented the proposed rezoning that the Gerrard Corporation was requesting to conform with the Twin Home and Multiple Family requirements for the concept previously approved by the Commission. After some review, a motion was made by Beety, seconded by Kell to favorably recommend City Council approval of the Twin Home and Multiple Family rezonings requested by the Gerrard Corporation for the Dancing Oaks project. Motion carried.

Dan Fedderly, representing property owner Rod Buss, presented a scaled down plan for the Scenic Heights preliminary plat. The owner was requesting a reduced Phase I preliminary plat for 18 lots down from the previously approved 32. A discussion also ensued on Phase II which would be a large lot development and may be unsewered. Final answers to the utility questions for the Phase II would be analyzed at that time. A motion was made by Beety, seconded by Carlson to recommend approval of the revised preliminary plat of the Scenic Heights subdivision for 18 single family lots. Motion carried.

It was noted that City Council approval of a revised special assessment report and a rezoning of a portion of the property would be required for the Scenic Heights Phase I (Buss) project to move forward.

Mr. Fedderly presented on behalf of Larry and Laurel Madsen, a preliminary three lot survey near the south water tower. The project would allow for three single family homes to be constructed on property the Madsens own overlooking 21<sup>st</sup> Street and the Rec Park. The public works director suggested that a cul de sac (half on the Madsens and half on the city property) may be more beneficial than the proposed hammer head turn around. No action was taken on the preliminary CSM but feed back was positive for the three lot division. It was noted that any CSM approved by the Plan Commission would also be contingent on a developer's agreement being approved by the City Council because of the access issues to the property.

Sander and Miller from Cedar Corporation presented the draft Cultural Resources sections of the Comprehensive Plan. They also presented draft Natural Resources maps including environmental corridors, 15% and greater slopes, wetlands, archeological sites, water sheds, and extraterritorial zoning boundaries. These will be updated as discussed at the meeting and presented in March for consideration.

The public works director reviewed a mile and one half plat review/extraterritorial zoning map prepared by Dunn County for the city and surrounding towns to consider for a future plat/zoning boundary line. The Commission indicated support for the concept but wanted responses from the town regarding the proposed boundary lines. No action was taken at the meeting and the item will be presented for consideration at the March meeting.

Based on new information, the city attorney and staff recommended the withdrawal of the zoning ordinance amendment proposed to replace outdated planned unit development regulations.

A motion was made by Kell, seconded by Kregness to recommend City Council approval of an ordinance amendment to allow Twin Homes in Planned Unit Developments as conditionally permitted uses in the Limited and Multiple Family zones. Motion carried.

A motion was made by Carlson, seconded by Kell to adjourn. Motion carried.

Respectfully Submitted,

Lowell R. Prange  
Recording Secretary

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